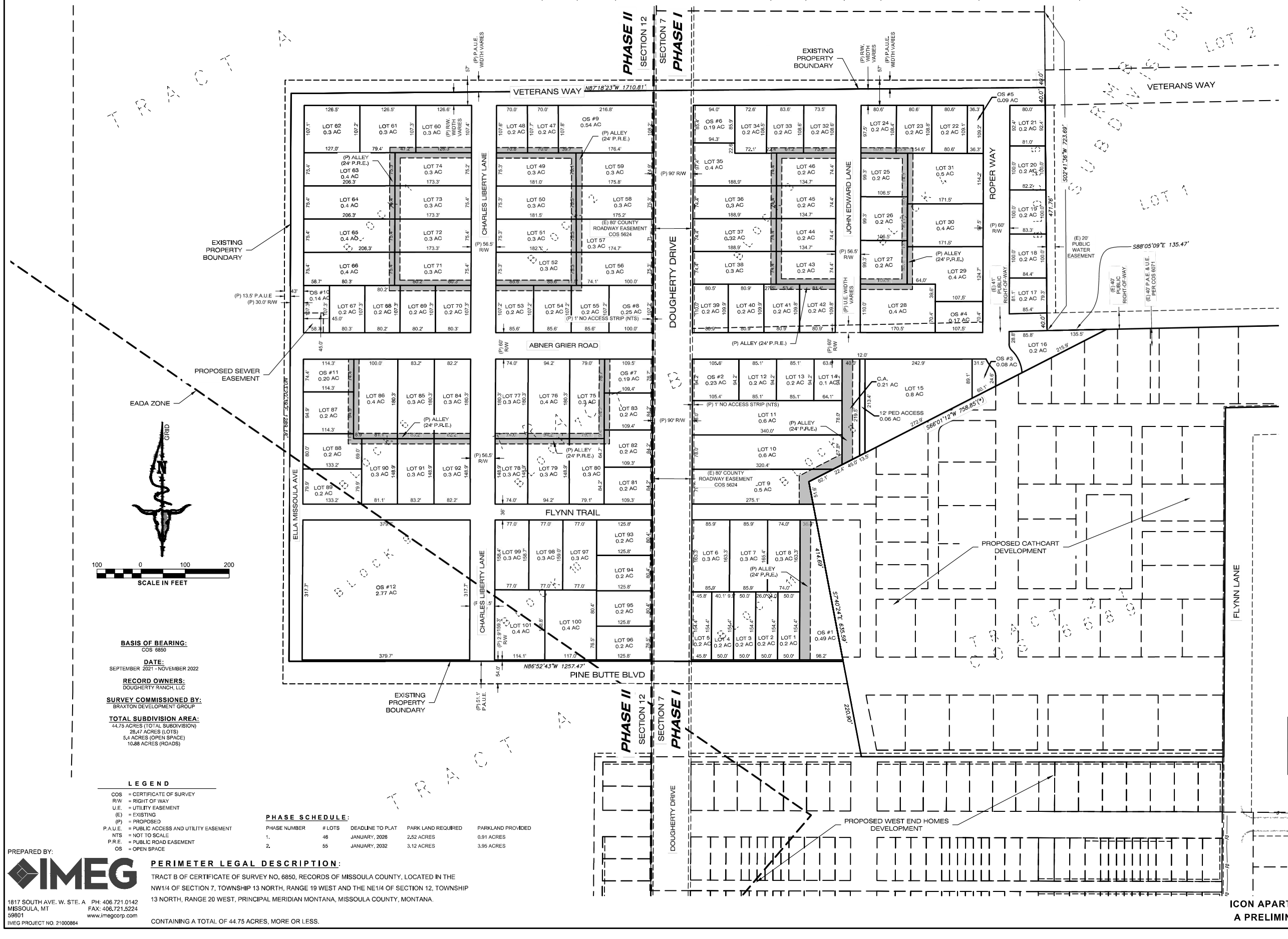
PRELIMINARY PLAT OF

ICON APARTMENT HOMES AT DOUGHERTY RANCH

LOCATED IN THE NW1/4 OF SECTION 7, T.13N., R.19W., AND THE NE1/4 OF SECTION 12, T.13N., R.20W., P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA



1/4	SEC.	T.	R.
☒	7	13N.	19W.
☒	12	13N.	20W.

BASIS OF BEARING:
COS 6850

DATE:
SEPTEMBER 2021 - NOVEMBER 2022

RECORD OWNERS:
DOUGHERTY RANCH, LLC

SURVEY COMMISSIONED BY:
BRAXTON DEVELOPMENT GROUP

TOTAL SUBDIVISION AREA:
44.75 ACRES (TOTAL SUBDIVISION)
28.47 ACRES (LOTS)
5.4 ACRES (OPEN SPACE)
10.88 ACRES (ROADS)

LEGEND

COS	= CERTIFICATE OF SURVEY
R/W	= RIGHT OF WAY
U.E.	= UTILITY EASEMENT
(E)	= EXISTING
(P)	= PROPOSED
P.A.U.E.	= PUBLIC ACCESS AND UTILITY EASEMENT
NTS	= NOT TO SCALE
P.R.E.	= PUBLIC ROAD EASEMENT
OS	= OPEN SPACE

PHASE SCHEDULE:

PHASE NUMBER	# LOTS	DEADLINE TO PLAT	PARK LAND REQUIRED	PARKLAND PROVIDED
1.	46	JANUARY, 2026	2.52 ACRES	0.91 ACRES
2.	55	JANUARY, 2032	3.12 ACRES	3.95 ACRES

PREPARED BY:

IMEG
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www.imegcorp.com
IMEG PROJECT NO. 21000864

PERIMETER LEGAL DESCRIPTION:

TRACT B OF CERTIFICATE OF SURVEY NO. 6850, RECORDS OF MISSOULA COUNTY, LOCATED IN THE NW1/4 OF SECTION 7, TOWNSHIP 13 NORTH, RANGE 19 WEST AND THE NE1/4 OF SECTION 12, TOWNSHIP 13 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN MONTANA, MISSOULA COUNTY, MONTANA.

CONTAINING A TOTAL OF 44.75 ACRES, MORE OR LESS.